

## **Meeting Minutes**

### **Plan & Zoning Commission Meeting**

Tuesday, November 18, 2014

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

#### **CALL TO ORDER**

The November 18, 2014 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chairman L.West.

#### **ROLL CALL**

Members present: T.Flack, D.Fliger, D.Godwin, G.Hunter, P.Mollenhauer, S.Odson, T.Ripper, L.Voigt, L.West. Staff present: E.Jensen, E.Carstens, E.Bodeker, T.Kuhn.

#### **AMENDMENTS TO THE AGENDA**

Motion by G.Hunter to accept the agenda as submitted. Second by L.Voigt. All voted aye. Motion carried 9 – 0.

#### **COMMUNICATIONS**

There were no communications.

#### **CITIZEN'S REQUEST**

There were no requests.

#### **CONSENT AGENDA ITEMS**

##### **Item #1. Minutes**

Motion to approve and accept the November 4, 2014 minutes of the Plan & Zoning Commission meeting.

##### **Item #2. Northview Centre Plat 2 – Final Plat**

Motion to recommend City Council approval of Northview Centre Plat 2 Final Plat.

##### **Item #3. Albaugh Industrial Park Plat 7 – Final Plat (County)**

Motion to recommend City Council approval of Albaugh Industrial Park Plat 7 Final Plat subject to applicable Polk County subdivision regulations in lieu of City of Ankeny subdivision regulations.

Referencing Item #2, Northview Centre Plat 2, S.Odson asked if the school owns the street along the west side of the property. E.Carstens responded that it is privately owned; he believes it is part of the school property. S.Odson asked who will pay for the street repairs that will be needed with the Northview development adding traffic. E.Carstens responded that the owner would pay for the repairs, he is unsure what the agreements are for maintenance since it is obviously used by others. The Commission agreed that there already is quite a bit of traffic on a street that was built as a private street.

Motion by L.Voigt to approve the recommendations for Consent Agenda Items #1 - #3. Second by D.Godwin. All voted aye. Motion carried 9 – 0.

## **PUBLIC HEARINGS**

### **Item #4. Five Star Development No IV LLC request to rezone property from R-1 (One-Family Residence District) to R-3 (Multiple Family Residence District) and PUD (Planned Unit Development) zone districts**

Chairman L.West opened the public hearing.

**Staff Report:** E.Bodeker reported that Five Star Development No IV, LLC is requesting to rezone property from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, and PUD, Planned Unit Development. The subject property is located south of NW 36th Street, west of NW State Street and Fieldstream Apartments, and east of NW Irvinedale Drive. Referencing the rezoning map exhibit, she identified Area 'A' as 13.71 acres proposed to be rezoned to PUD and Area 'B' as 3.08 acres proposed to be rezoned to R-3, Multiple-Family Residence District. She reported that the land to the west of the subject property is zoned R-1; the majority of the land to the south is zoned R-1, with a portion zoned R-3, restricted to single family residential and PUD; the development to the east is zoned PUD; and the property to the north of the subject property is zoned R-1. Presenting the PUD site plan exhibit, E.Bodeker explained that the plan shows how this area could potentially be developed with the extension of NW Abilene Road connecting to NW 36th Street. It also shows a potential private drive connection off of NW 36th towards the western side of the PUD development. The private drive is proposed to circle the development providing access for the proposed duplex homes and the rest of Area 'A,' and would connect to the future extension of NW Abilene Road. E.Bodeker stated that the developer has submitted the required rezoning petitions and staff will present a complete report at the next meeting.

Tom Martin representing the architectural firm for the Community Living Solutions project introduced himself and Linda Juckett, part of the partnership group that will own and operate the facility.

D.Fliger asked if there has been any feedback from the neighbors. Mr Martin responded that throughout the application process, everyone they have talked to has been supportive. Currently there are no single family homes or apartments that abut the property. Typically a senior living development of this density, which is low density, if a very good neighbor in a residential community.

D.Fliger asked about the timeline. Mr.Martin responded that the timeline would be to start construction in the spring and occupy in June of 2016.

Motion by G.Hunter to close the public hearing and receive and file documents. Second by T.Flack. All voted aye. Motion carried 9 – 0.

D.Fliger asked where the project name, The Bridges of Ankeny, came from. Ms Juckett said she is responsible for that, it refers the many bridges that are crossed during ones life.

S.Odson asked why Ankeny and why this location. Mr.Martin responded that Ankeny has not had a nursing home added in 12 years, yet the population has grown dramatically. There a significant unmet need by seniors looking for assisted living and nursing homes in Ankeny. The location was selected because the project takes so much area, this land was somewhat less expensive then property closer to the corridor of Ankeny; and, one of the partnership members is also a partner in Five Star Development, owner of the property. Mr. Martin believes that with the elementary school and multifamily nearby, this low density facility fits well within the continuum of the residential development in the area.

## **REPORTS**

### **City Council Meeting**

D.Fliger reported on his attendance at the November 17<sup>th</sup> City Council meeting.

### **Director's Report**

E.Jensen presented the tentative agenda items for the December 2, 2014 meeting. He advised the Commission that a public hearings has been set for December 2, 2014 at 6:30 pm to consider a request by Finnland Investments, LLC to amend the Comprehensive Plan Future Land Use Map from Medium Density Residential land use to Mixed Use 1 Neighborhood Commercial land use.

### **Commissioner's Reports**

P.Mollenhauer extended an invitation to the Commission to attend the Iowa Public Health Association's Legislative Forum on December 9<sup>th</sup>.

L.West expressed her appreciation on the opening of SW Irvinedale Drive, commenting that it is a great looking street.

### **MISCELLANEOUS ITEM**

T.Flack will attend the December 1, 2014 City Council meeting.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:00 pm.

Submitted by Trish Kuhn, Secretary

Plan & Zoning Commission